028.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,072,500 / 1,072,500
					USE VALUE:	1,072,500 / 1,072,500
					ASSESSED:	1,072,500 / 1,072,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEARNEY BRIAN S/DIANE
Owner 2:	
Owner 3:	
Street 1:	201 MITCHELL G DRIVE
Street 2:	
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY BRIAN S -
Owner 2:	-
Street 1:	26 WINTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,684 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1931, having primarily Vinyl Exterior and 3214 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9684.000	497,200	6,900	568,400	1,072,500
Total Card	0.222	497,200	6,900	568,400	1,072,500
Total Parcel	0.222	497,200	6,900	568,400	1,072,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.70 | /Parcel: 333.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19429
GIS Ref:
GIS Ref:
Insp Date: 09/09/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	497,300	6900	9,684.	568,400	1,072,600	1,072,600	Year End Roll	12/18/2019
2019	104	FV	397,900	6900	9,684.	603,900	1,008,700	1,008,700	Year End Roll	1/3/2019
2018	104	FV	373,000	6900	9,684.	440,500	820,400	820,400	Year End Roll	12/20/2017
2017	104	FV	349,300	6900	9,684.	383,700	739,900	739,900	Year End Roll	1/3/2017
2016	104	FV	349,300	6900	9,684.	326,800	683,000	683,000	Year End	1/4/2016
2015	104	FV	289,900	6900	9,684.	319,700	616,500	616,500	Year End Roll	12/11/2014
2014	104	FV	289,900	6900	9,684.	262,900	559,700	559,700	Year End Roll	12/16/2013
2013	104	FV	301,800	6900	9,684.	250,100	558,800	558,800		12/13/2012

!2349!

PRINT

Date	Time
12/10/20	17:46:57

LAST REV

Date	Time
03/07/18	10:55:42

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNEY BRIAN	51677-522		9/12/2008	Family	1	No	No		
KEARNEY PHILIP	35021-523		3/12/2002	Family	1	No	No		
KEARNEY PHILIP	32635-444		3/21/2001	Family	1	No	No		
	19378-198		9/1/1988		100,000	No	No		A

USER DEFINED

Prior Id # 1:	19429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9684		Sq. Ft.	Site		0	80.	0.73	1									568,420						568,400	

Total AC/HA: 0.22231 | Total SF/SM: 9684 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 568,420 | Spl Credit | Total: 568,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97669566
Const Adj.:	0.98000199
Adj $ / SQ:	153.146
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675485
Depreciation:	178328
Depreciated Total:	497157

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

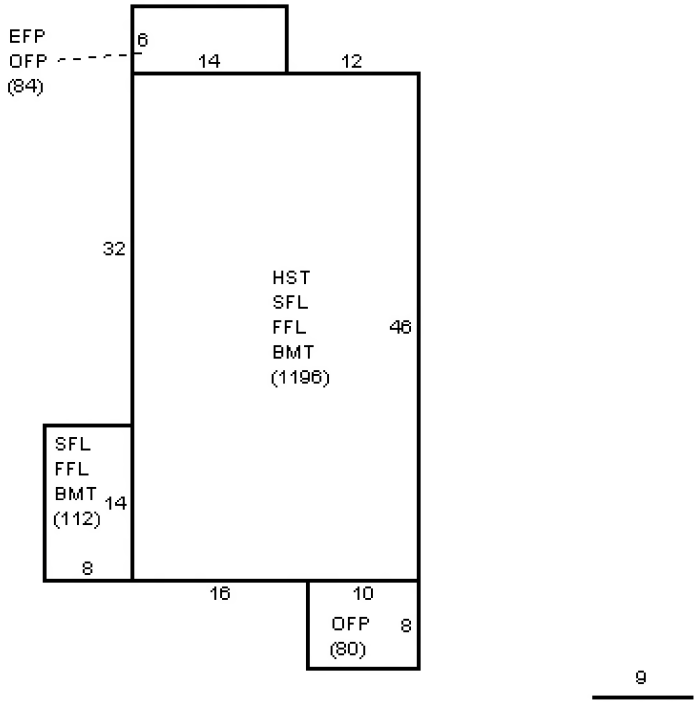
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.15
Special Features:	0	Val/Su Net:	104.23
Final Total:	497200	Val/Su SzAd	154.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,308	45.940	60,095
FFL	First Floor	1,308	153.150	200,315
SFL	Second Floor	1,308	153.150	200,315
HST	Half Story	598	153.150	91,581
OFP	Open Porch	164	26.030	4,269
EFP	Enclos Porch	84	58.440	4,909

	Net Sketched Area:	4,770		Total:	561,484
Size Ad	3214	Gross Are	5368	FinArea	3214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X30	A	AV	1935	19.17	T	40	104			6,900			6,900
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	104						

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900